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Director

**City of Detroit**

**Board of Zoning Appeals**

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**REGULAR MEETING OF**

**MAY 21, 2019**

**IN THE ERMA L. HENDERSON AUDITORIUM**

**ON THE 13TH FLOOR**

**COLEMAN A. YOUNG MUNICIPAL CENTER**

**DOCKET**

**I. OPENING:**

**A. CALL TO ORDER.....9:00 A.M.**

**B. ROLL CALL.....**

**II. PROCEDURAL MATTERS**

**III. MINUTES:**

**A. APPROVAL OF MINUTES: MAY 14, 2019**

**IV. COMMUNICATIONS:**

**V. MISCELLANEOUS BUSINESS:**

**VI. PUBLIC HEARINGS:**

**9:15 a.m. CASE NO.: 32-19**

**APPLICANT: ZAIN MIKHO**

**LOCATION: 3977 2<sup>nd</sup> Ave.** between W. Alexandrine St and Selden St in an SD2 (Special Development District, Mixed-Use) - City Council District #6

**LEGAL DESCRIPTION OF PROPERTY: W SECOND N 40 FT 15&16 BLK 94 CASS FARM SUB L1 P175-7 PLATS, W C R 4/34 40 X 99.42**

**PROPOSAL: Zain Mikho request dimensional variances to construct a 3,976 square foot 2-car detached garage in the rear of the home on a.091 acre lot in an SD2 (SPECIAL DEVELOPMENT DISTRICT, MIXED-USE). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments. Town houses shall be subject to the following provisions: various dimensional variances to be determined by P&DD. (Sections 61-4-91(6) Permitted Dimensional Variances, General Dimensional Standards, 61-8-65, Intensity and dimensional standards, 61-13-126 Dimensional standards for accessory structures and 61-4-81 Approval Criteria).AP**

**\*This Meeting is open to all members of the public under Michigan’s Open Meetings Act\***

10:00 a.m. **CASE NO.:** 22-19 (A.K.A BSEED 9-18)  
**APPLICANT:** NASEM ISSAK  
**LOCATION:** 22251 W Grand River between Cooley and Redford in a B4 zone (General Business District) City Council District #1  
**LEGAL DESCRIPTION OF PROPERTY:** S GRAND RIVER N 81.45 FT ON W LINE BG N 81.56 FT ON E LINE 3 EXC GRAND RIVER AVE AS WD FAIR PLAINS SUB L26 P50 PLATS, W C R 22/528 100 X 81.5A  
**PROPOSAL:** Nasem Issak appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED 09-18) which DENIED the expansion of an existing Minor Motor Vehicle Repair Facility from 1,353 square feet to 3,937 square feet in a B4 zone (General Business District). This case is appealed because the Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department. by expanding the building the petitioner is creating a parking deficiency – 13 parking spaces are required – 5 customer parking spaces are proposed; however, one space is located near an existing curb cut, thus reducing the number of customer parking spaces to 4: 9 space deficient.(Sections 61-4-91(1) Permitted dimensional variances (1) Location or Amount of Off-Street Parking, 61-3-231 General Approval Criteria and 61-4-81 (if denial overturned and variance fee is paid).AP

10:45 a.m. **CASE NO.:** 21-19 (A.K.A BSEED 52-18)  
**APPLICANT:** NAJAH NAJIB HERMIZ  
**LOCATION:** 24241 W. Grand River (aka 24207-37 W. Grand River) between Woodbine and Wormer in a B4 zone (General Business District).City Council District #1  
**LEGAL DESCRIPTION OF PROPERTY:** S GRAND RIVER 78 THRU 88 ASSESSORS KENMOOR RESUB L64 P72-3 PLATS, W C R 22/686 224.1 X 100  
**PROPOSAL:** Najah Najib Hermiz appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED 52-18) which DENIED the establishment of a Used Motor Vehicle Sales Lot in an existing 2,250 square foot building in a B4 zone (General Business District). This case is appealed because the Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department. There is one (1) legally established Used Auto Sales Lot within 1,000 feet of the proposed Used Auto Sales Lot located at 24310 Grand River – 250 ft. away from the proposed location. (Sections 61-4-92 Other variances, 61-12-91 Retail service and commercial uses—Spacing and 61-3-231 General Approval Criteria.)AP

- VII. **PUBLIC COMMENT / NEW BUSINESS**  
Next Hearing Date: June 11, 2019
- VIII. **ADVISEMENTS / OLD BUSINESS**
- IX. **MEETING ADJOURNED**